

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, B.P. Oil, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

To convert existing gasoline service station and repair areas to a muffler and shock retail outlet with installation facility:  
(Re: 900 Eastern Boulevard, Essex, Maryland)

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... Service Garage (muffler shop)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Meineke Realty Corporation, Inc.  
By Larry Jordan, Assistant Secretary  
By Jay Steinfeld, Contract Purchaser  
Address: 6330 West Loop South, Bellaire, Texas 77401  
Address: 401 Farragut N.E., Washington, D.C. 20011

Norman Hochberg, Esquire  
Petitioner's Attorney  
Address: 244 Equitable Building, Baltimore, Maryland 21202

Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of September, 1979 at 9:45 o'clock A.M.

John D. Seyffert, Director  
Office of Planning and Zoning

(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Director  
Date: September 13, 1979  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition #80-87A, Item 9  
Petition for Special Exception for a Service Garage  
Northeast corner of Eastern Avenue and Marlyn Avenue  
Petitioner - BP Oil, Inc.

15th District

HEARING: Thursday, September 20, 1979 (9:45 A.M.)

The proposed use would not be inappropriate here. If granted, it is requested that the petitioner be required to submit details of landscaping to the Division of Current Planning and Development for their approval.

John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:rw

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NE corner of Eastern Ave. and : OF BALTIMORE COUNTY  
Marlyn Ave., 15th District  
BP OIL, INC., Petitioner : Case No. 80-87-X

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2183

I HEREBY CERTIFY that on this 6th day of September, 1979, a copy of the foregoing

Order was mailed to Mr. Larry Jordan, Assistant Secretary and Mr. Jay Steinfeld, Vice-President, Meineke Realty Corp., Inc., 6330 West Loop South, Bellaire, Texas 77401, Contract Purchaser; and Norman Hochberg, Esquire, 244 Equitable Building, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III  
John W. Hession, III

### LAW OFFICES

PAUL PERRY AND HOCHBERG  
244 EQUITABLE BUILDING  
CALVERT AND FAYETTE STREETS  
BALTIMORE, MARYLAND 21202  
AREA CODE 801 727-6020

STANLEY PAUL  
(1917-1974)  
COUNSELLOR  
BERNARD H. HIRSHFELD  
OSCAR W. ZENTZ

September 21, 1979

William E. Hammond,  
Zoning Director  
County Office Building  
Towson, Maryland 21204

Re: Petition No. 80-87X

Dear Mr. Hammond:

In reference to the above matter, I am enclosing photocopy of the description of the land and easement which is intended to be conveyed to my client, Meineke Realty Corporation.

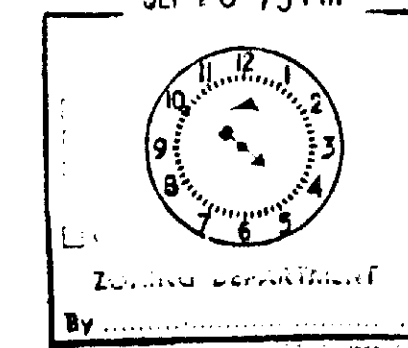
Thanking you for your kind attention.

Very truly yours,

Norman Hochberg  
NORMAN HOCHBERG

NH:jm  
enclosure

SEP 26 79 PM



SEE RW 76-092-9

NORTH MARLYN AVENUE

EASTERN AVENUE

BOULEVARD

EDWARD MAY BEVINS  
E.H.K. 5720-279  
HIGHWAY WIDENING AREA  
TEMPORARY SLOPE EASEMENT AREA  
176 SQ. FT. 0.004 AC.  
DRIVEWAY ADJUSTMENT AREA  
192 SQ. FT. 0.004 AC.

BP OIL, INC.  
E.H.K. 5491-742  
HIGHWAY WIDENING AREA  
2253 SQ. FT. 0.052 AC.  
UTILITY EASEMENT AREA  
100 SQ. FT. 0.002 AC.  
TEMPORARY SLOPE EASEMENT AREA  
125 SQ. FT. 0.003 AC.  
DRIVEWAY ADJUSTMENT AREA  
255 SQ. FT. 0.006 AC.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

DATE: 11-30 SHEET 8 OF 9

PLAT TO ACCOMPANY ACQUISITION OF

HIGHWAY WIDENING

CONSULTING ENGINEER OR SURVEYOR

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ORDER RECEIVED FOR FILING  
DATE Sept 13, 1979  
BY John L. Wimbley

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a service garage, for the expressed purpose of a muffler and shock installation retail outlet, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1979, that the herein Petition for Special Exception for a service garage, for the expressed purpose of a muffler and shock installation retail outlet, should be and the same is GRANTED, from and with effect the date of this Order, subject to a revised site plan, indicating the widening of Marlyn Avenue and the closing of the two driveways nearest the intersection of Marlyn Avenue and Eastern Avenue, being submitted and approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....day of....., 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a.....zone; and/or the Special Exception for.....be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Norman Hochberg, Esquire  
244 Equitable Building  
Baltimore, Maryland 21202

cc: Turpin, Wachter Assoc.  
Consulting Engineers  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of September, 1979.

William E. Hammond  
Zoning Commissioner

Petitioner: B P Oil Inc.

Petitioner's Attorney: Norman Hochberg, Esq. Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State & Ads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

September 14, 1979

Norman Hochberg, Esquire  
244 Equitable Building  
Baltimore, Maryland 21202

RE: Item No. 9  
Petitioner - B P Oil, Inc.  
Special Exception Petition

Dear Mr. Hochberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northeast corner of Eastern Boulevard and Marlyn Avenue in the 15th Election District, the subject of this petition is an abandoned service station which is proposed to be converted into a muffler shop. Surrounding properties are improved with commercial uses to the east, south and west, while individual dwellings exist immediately to the north along Marlyn Avenue.

Because of your client's proposed use, as indicated above, this Special Exception for a service garage is required. The submitted site plan must be revised to reflect the comments of the Office of Current Planning and the Bureau of Engineering concerning the improvements to Marlyn Avenue and its intersection with Eastern Boulevard.

Item No. 9  
Special Exception Petition  
September 14, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Turpin, Wachter Assoc.  
Consulting Engineers  
Towson, Md. 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204  
202-233-3300

THORNTON M. MOURING  
DIRECTOR

August 7, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #9 (1979-1980)  
Property Owner: B. P. Oil Co.  
N/E cor. Eastern Ave. & Marlyn Ave.  
Existing Zoning: B.L.-C.S.A.  
Proposed Zoning: Special Exception for a service garage.  
Acres: 0.436 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Highways:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Marlyn Avenue, an existing County road, and its intersection with Eastern Boulevard is proposed to be improved in the future per Job Order 5-286-18, Drawing #79-0159, Sheet 2 of 3, File 5. Highway rights-of-way widenings, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County and State Highway Administration Standards, as applicable.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #9 (1979-1980)  
Property Owner: B. P. Oil Co.  
Page 2  
August 7, 1979

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

## Water and Sanitary Sewer:

There are public 12-inch water mains in Eastern Boulevard and Marlyn Avenue. There is public 8-inch sanitary sewerage in Marlyn Avenue and 8 and 27-inch public sanitary sewerage in Eastern Boulevard.

Very truly yours,

Ellsworth N. Diver  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers

I-SW Key Sheet  
6 NE 29 Pos. Sheet  
NE 2 H Topo  
97 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland

Re: Item #9 (1979-1980)  
Property Owner: B. P. Oil Company  
N/E corner Eastern Ave. and Marlyn Ave.  
Existing Zoning: B.L.-C.S.A.  
Proposed Zoning: Special Exception for a service garage.  
Acres: 0.436 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Supplemental Highway Comments:

The highway comments, August 7, 1979, are supplemented as follows:

Regarding required site changes associated with the proposed Maineke Muffler Shop on the northeast quadrant property of the Marlyn Avenue-Eastern Boulevard intersection, be advised that the Bureau of Engineering recommends that no onsite curbing or landscape planting efforts be made until after the proposed Marlyn Avenue widening improvements have been constructed. We anticipate the completion of the road intersection improvement work by the end of 1980, pending right-of-way clearance and construction funding availability. These project phases are expected to be accomplished under Budget Item 5-286, Job Order 5-286-18.

Very truly yours,

Ellsworth N. Diver  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Wimbley  
J. Somers  
H. Mannigan

I-SW Key Sheet  
6 NE 29 Pos. Sheet  
NE 2-H Topo  
97 Tax Map

BALTIMORE COUNTY  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 494-3211  
John D. Seyffert  
DIRECTOR

September 13, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #9, Zoning Advisory Committee Meeting, July 9, 1979, are as follows:

Property Owner: B P Oil Co.  
Location: NE/C Eastern Ave. and Marlyn Ave.  
Existing Zoning: B.L.-C.S.A.  
Proposed Zoning: Special Exception for a service garage  
Acres: 0.436  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to indicate the widening of Marlyn Avenue. The widening will require the closing of the two (2) driveways nearest to the intersection.

It is suggested that the petitioner and his engineer contact this office for the necessary changes required.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

FEB 11 1980





James I. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

July 23, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, July 9, 1979  
ITEM 9.  
Property Owner: B P Oil Co.  
Location: NE/C Eastern Ave.  
(Route 150) & Marilyn Ave.  
Existing Zoning: B.L.-C.S.A.  
Proposed Zoning: Special  
Exception for a service  
garage  
Acres: 0.436  
District: 15th

Dear Mr. Hammond:

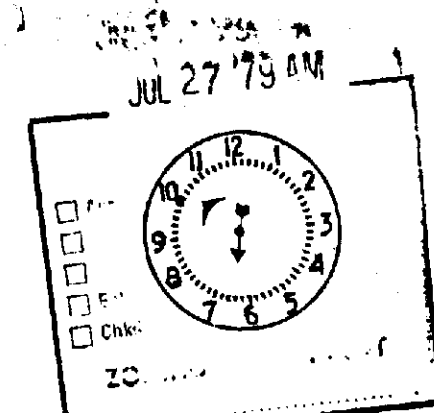
The existing entrances from Eastern Blvd. are acceptable to the State Highway Administration. The proposed service garage should have no adverse effects to the State Highway.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

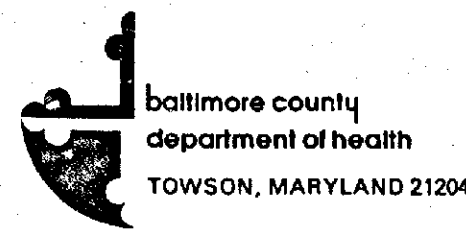
By: John E. Moyers

CL:JEM:vr



My telephone number is (301) 384-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #9, Zoning Advisory Committee meeting of July 9, 1979, are as follows:

Property Owner: B P Oil Co.  
Location: NE/C Eastern Ave. & Marilyn Ave.  
Existing Zoning: B.L.-C.S.A.  
Proposed Zoning: Special Exception for a service garage  
Acres: 0.436  
District: 15

Metropolitan water and sewer exists, therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LIF/JRF:ph



Paul H. Reinecke  
CHIEF

August 10, 1979

William E. Hammond  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: B P Oil Co.

Location: NE/C Eastern Ave. & Marilyn Ave.

Item No. 9 Zoning Agenda Meeting of 7/9/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ exceeds the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and  
Planning Group  
Special Inspection Division

Approved: [Signature]  
Fire Prevention Bureau

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari

Date: August 13, 1979

FROM: Ted Burnham

SUBJECT: Zoning Advisory Committee

Meeting of July 9, 1979

ITEM NO. 8 Standard Comment  
ITEM NO. 9 Standard Comment  
ITEM NO. 10 See Comments  
ITEM NO. 11 See Comments  
ITEM NO. 12 Standard Comments

[Signature]  
Ted Burnham, Chief  
Plans Review

TB:rrj

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: July 9, 1979

RE: Item No: 8, 9, 10, 11, 12  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]  
M. Nick Petrovich,  
Field Representative

WNP/bp

JOSEPH M. McGUIRE, PRESIDENT  
T. RAYMOND WILSON, JR., VICE PRESIDENT  
MARCUS M. ROTHSCHILD  
DOUGLAS M. ROYER  
MRS. LOREANNE E. CHAPMAN  
ROGER B. HAYDON  
ALVIN SCHICK  
MRS. MILTON R. CHICK, JR.  
RICHARD W. ECKLEY, D.V.M.

## PETITION FOR SPECIAL EXCEPTION

15th District

ZONING: Petition for Special  
Exception for a Service Garage

LOCATION: Northeast corner of  
Eastern Avenue and Marilyn Ave.

DATE & TIME: Thursday, Sep-  
tember 20, 1979 at 9:45 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of  
Baltimore County, by authority of  
the Zoning Act and Regulations of  
Baltimore County, will hold a pub-  
lic hearing for a Special Exception  
for a Service Garage (Muffler  
Shop).

All that parcel of land in the  
fifteenth District of Baltimore  
County, Maryland, known as Lot  
15, containing 0.436 acres, more  
or less, and lying between Eastern  
Avenue to the north and Marilyn  
Avenue to the south, and between  
Chesapeake Avenue to the west and  
Towson Avenue to the east, and  
being the property of B.P. Oil Co.,  
as shown on plat filed with the  
Zoning Department.

Hearing Date: Thursday, Sep-  
tember 20, 1979 at 9:45 A.M.

Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
OF BALTIMORE COUNTY  
Eug. Aug. 20

Being the property of B.P. Oil  
Co., as shown on plat filed with  
the Zoning Department.

Hearing Date: Thursday, Sep-  
tember 20, 1979 at 9:45 A.M.

Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

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Maryland

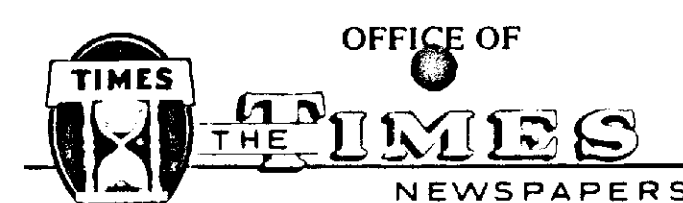
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Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
OF BALTIMORE COUNTY  
Eug. Aug. 20



TOWSON, MD. 21204 August 30 19 79

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR SPECIAL EXCEPTION - BP Oil Co.  
was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times  
☒ Essex Times ☐ Community Times  
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland,  
once a week for one successive weeks before the  
31st day of August, 1979, that is to say, the same  
was inserted in the issues of August 30, 1979.

STROMBERG PUBLICATIONS, INC.

BY: [Signature]

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 1979

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once a week  
one time before the 20th  
day of September, 1979, the last publication  
appearing on the 30th day of August,  
1979.

THE JEFFERSONIAN,  
[Signature]  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15 Date of Posting 9/3/79  
Posted for: Admission for Special Exception  
Petitioner: B.P. Oil Co.  
Location of property: NE/C Eastern Ave. & Marilyn Ave.  
Location of Signs: corner of property facing Eastern & Marilyn  
Remarks: See [Signature]  
Posted by: Sean Coleman Date of return: 9/7/79  
Signature

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 29th day of June, 1979.

Filing Fee \$ 50.00

Received: ☒ Check  
☐ Cash  
☐ Other

Petitioner B.P. Oil Co.

Submitted by Frank Zahn

Petitioner's Attorney Mrs. Hockley

Reviewed by Dan H...

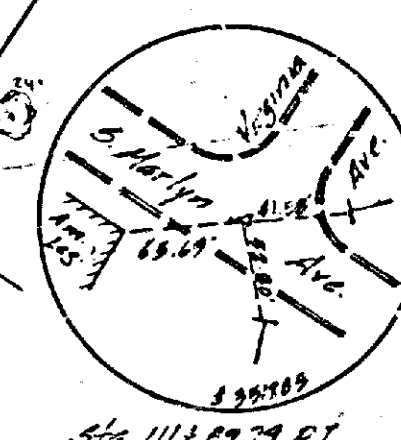
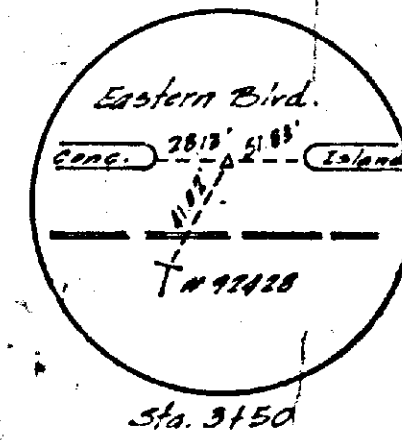
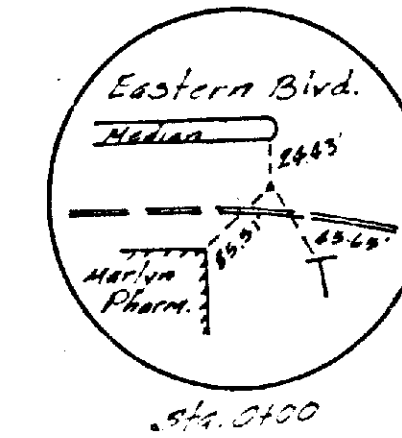
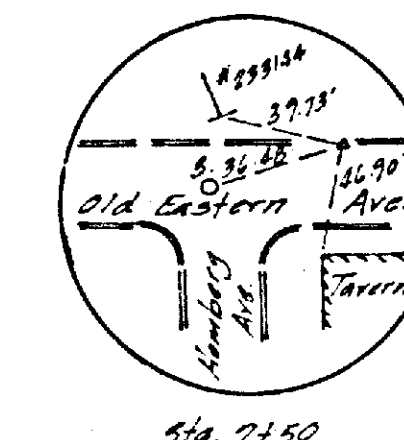
\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

FEB 11 1980







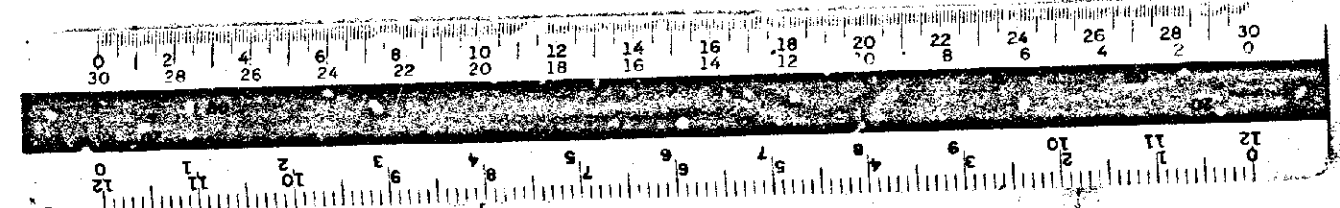


Remove existing curb. Slightly  
sawing, add top soil and soil  
as directed.

Calhoun street. Curbs with sidewalk,  
and driveway apron between Sts.  
107 & 90 ft. deep 139 & 72 ft. 14

Best existing curb section  
and sidewalk in vicinity of  
Sta. 3456 Lt.

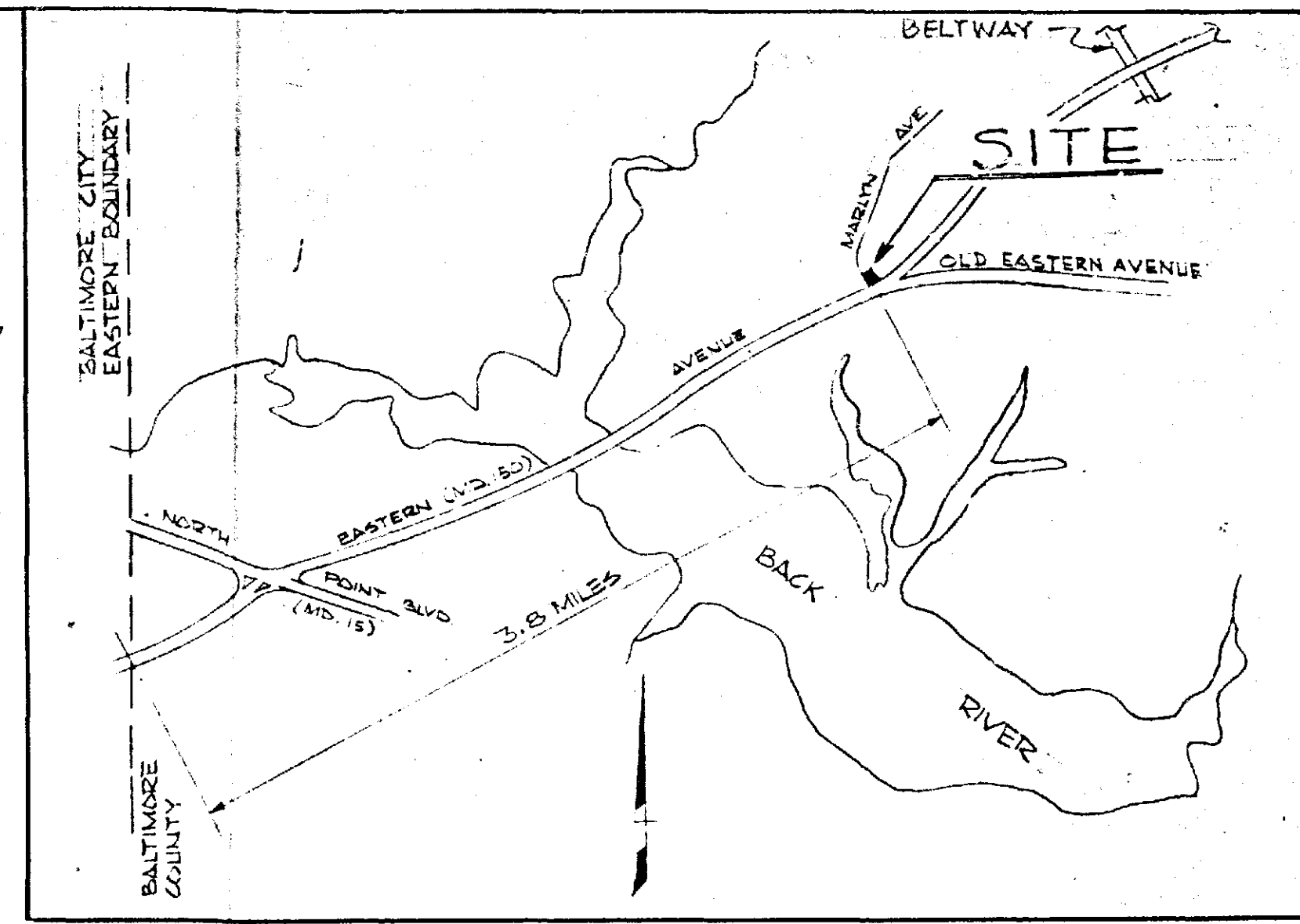
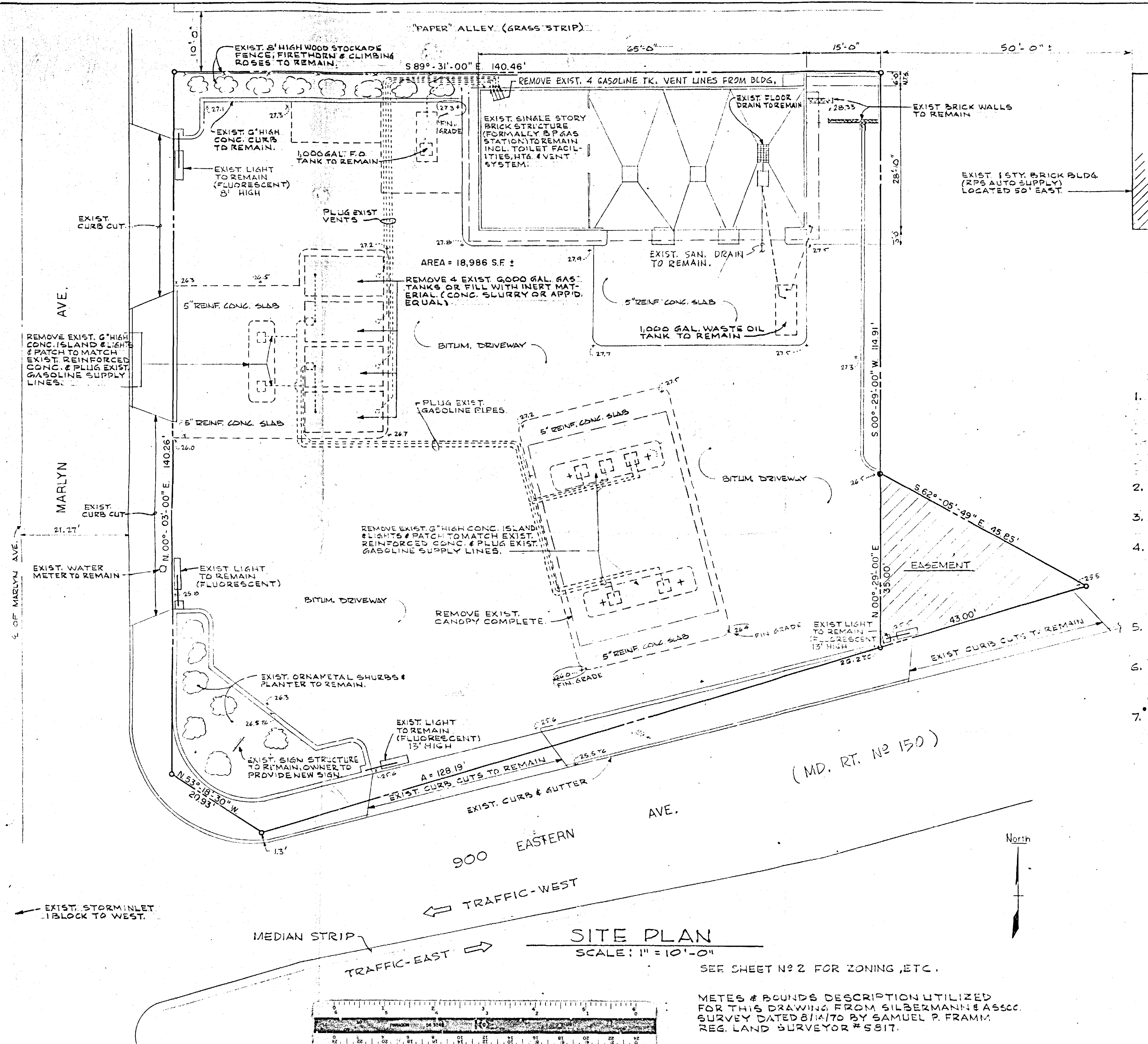
Eastern Blvd.  
Cena. 1982 Island  
Sta. 105+42.36 PI



PRINT DATE 1 AUG. 1979 *L.R.*

JOB ORDER NO.
5-286-18
SHEET 2 OF 3
DWG. NO.
79-C159
FILE: 5



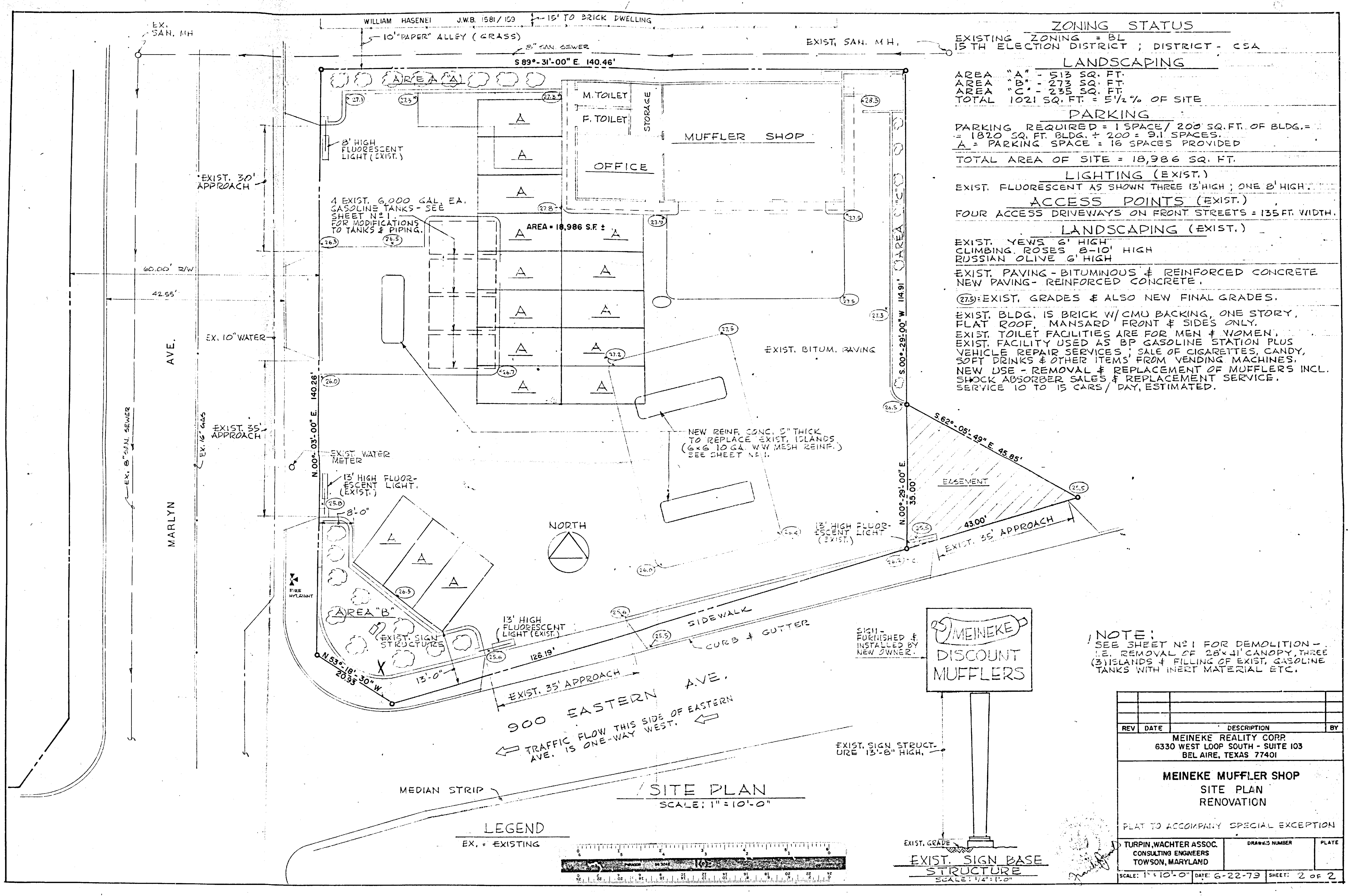


### SPECIFICATIONS

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE BALTIMORE COUNTY PERMITS & LICENCES DEPT. & CONTACT THE BALTIMORE COUNTY FIRE DEPT. FOR THE FOLLOWING:
  - FILL THE EXISTING FOUR 6000 GAL. GASOLINE TANKS WITH A SAND & CEMENT OR OTHER INERT SLURRY MATERIAL. CONTRACTOR SHALL PUMP EXIST. GASOLINE STORAGE TANKS DRY & REMOVE ALL LIQUID FROM TANKS & DISPOSE OF OFF SITE PRIOR TO FILLING WITH INERT MATERIAL. ALL PIPE CONNECTIONS FROM THE FOUR EXIST. TANKS MUST BE CAPPED PRIOR TO FILLING. TANKS, THE FILL MATERIAL MUST BE PUMPED INTO EACH TANK TO AN ELEVATION FLUSH WITH EXIST. GRADE
  - THE FILLING OPERATION MUST BE WITNESSED BY AN AUTHORIZED REPRESENTATIVE FROM THE BALTIMORE COUNTY FIRE DEPARTMENT.
  - THE CONTRACTOR SHALL PAY FOR ALL PERMITS, SERVICES OF BALTO. COUNTY FIRE DEPT. & WORK MENTIONED IN ITEM #1.
  - AFTER REMOVING ISLANDS, THE CONTRACTOR REPAIR DISTURBED AREAS WITH 5" THICK 3000 LB. CONCRETE REINFORCED WITH 6x6 N#10 W.W.M. SCREED TO MATCH ADJACENT GRADE. IN AREAS WHERE PIPES ARE TO BE CAPPED, THE CONTRACTOR SHALL COMPACT BACKFILL TO ASSURE 95% DENSITY USING STD. PROCTOR OR A.A.S.H.O. TEST. BITUMINOUS PAVING SHALL MATCH EXIST. PAVING IN THICKNESS &/OR BE SUITABLE FOR H-20 LOADING.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH BALTIMORE COUNTY, N.F.P.A. STDS. & ALL OTHER GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ALL EQUIPMENT (CANOPY, LIGHTS, BROKEN CONC. PAVING ETC.) INDICATED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED FROM THE SITE & DISPOSED OF AT HIS EXPENSE.
- ALL ELECTRIC WIRING PRESENTLY CAPPED AT EACH GASOLINE DISPENSER (7 LOCATIONS) SHALL BE REMOVED BACK TO EXIST. DISCONNECT SWITCH OR PANEL IN BUILDING PRIOR TO DEMOLITION OF ISLANDS.

MAP	REV
NO. 1	NO. 1
DATE	DATE
BY	BY
DATE	DATE
BY	BY

REV	DATE	DESCRIPTION	BY
		MEINEKE REALTY CORP 6330 WEST LOOP SOUTH - SUITE 103 BEL AIRE, TEXAS 77401	
		MEINEKE MUFFLER SHOP SITE PLAN DEMOLITION	
		LOCATION - 900 EASTERN AVE. AT MARLYN AVE. BALTIMORE, MARYLAND	
		TURPIN, WACHTER ASSOC. CONSULTING ENGINEERS TOWSON, MARYLAND	
		DRAWING NUMBER	PLATE
		SCALE: 1" = 10'-0"	DATE: 6-22-79 SHEET: 1 OF 2



**ZONING STATUS**  
EXISTING ZONING = BL  
15TH ELECTION DISTRICT ; DISTRICT - CSA

**LANDSCAPING**  
AREA "A" - 513 SQ. FT.  
AREA "B" - 273 SQ. FT.  
AREA "C" - 235 SQ. FT.  
TOTAL 1021 SQ. FT. = 5 1/2 % OF SITE

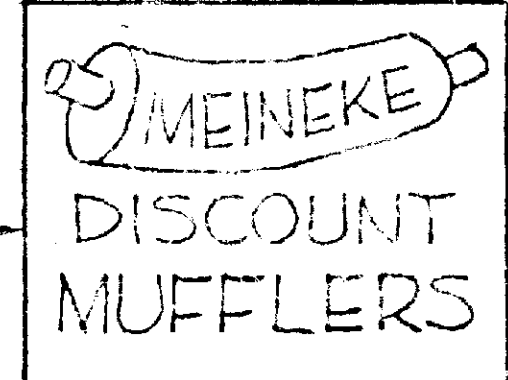
**PARKING**  
PARKING REQUIRED = 1 SPACE / 200 SQ. FT. OF BLDG. =  
= 1820 SQ. FT. BLDG. ÷ 200 = 9.1 SPACES.  
A = PARKING SPACE = 16 SPACES PROVIDED  
TOTAL AREA OF SITE = 18,986 SQ. FT.

**LIGHTING (EXIST.)**  
EXIST. FLUORESCENT AS SHOWN THREE 13' HIGH ; ONE 8' HIGH.

**ACCESS POINTS (EXIST.)**  
FOUR ACCESS DRIVEWAYS ON FRONT STREETS = 135 FT. WIDTH.

**LANDSCAPING (EXIST.)**  
EXIST. YEW 6' HIGH  
CLIMBING ROSES 8-10' HIGH  
RUSSIAN OLIVE 6' HIGH  
EXIST. PAVING - BITUMINOUS & REINFORCED CONCRETE  
NEW PAVING - REINFORCED CONCRETE.  
(27.5) EXIST. GRADES & ALSO NEW FINAL GRADES.  
EXIST. BLDG. IS BRICK W/ CMU BACKING, ONE STORY,  
FLAT ROOF, MANSARD FRONT & SIDES ONLY.  
EXIST. TOILET FACILITIES ARE FOR MEN & WOMEN.  
EXIST. FACILITY USED AS BP GASOLINE STATION PLUS  
VEHICLE REPAIR SERVICES ; SALE OF CIGARETTES, CANDY,  
SOFT DRINKS & OTHER ITEMS FROM VENDING MACHINES.  
NEW USE - REMOVAL & REPLACEMENT OF MUFFLERS INCL.  
SHOCK ABSORBER SALES & REPLACEMENT SERVICE.  
SERVICE 10 TO 15 CARS / DAY, ESTIMATED.

**NOTE:**  
SEE SHEET NO. 1 FOR DEMOLITION -  
I.E. REMOVAL OF 28'x41' CANOPY, THREE  
(3) ISLANDS & FILLING OF EXIST. GASOLINE  
TANKS WITH INERT MATERIAL ETC.



SIGN -  
FURNISHED &  
INSTALLED BY  
NEW OWNER.

EXIST. SIGN STRUCTURE  
13'-8" HIGH.

EXIST. GRADE  
EXIST. SIGN BASE  
STRUCTURE  
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
		MEINEKE REALITY CORP. 6330 WEST LOOP SOUTH - SUITE 103 BEL AIRE, TEXAS 77401	
MEINEKE MUFFLER SHOP SITE PLAN RENOVATION			
PLAT TO ACCOMPANY SPECIAL EXCEPTION			
TURPIN, WACHTER ASSOC. CONSULTING ENGINEERS TOWSON, MARYLAND		DRAWN: 3 NUMBER	PLATE
SCALE: 1" = 10'-0"		DATE: 6-22-79	SHEET: 2 OF 2

**LEGEND**  
EX. = EXISTING

